MAGNOLIA RIDGE
BLOCK A LOT 2
OR 59 P 50 OR 67 P 480-492

BROWN JOHNNY E/BROWN ANGELA MICHELE
P O BOX 33
CRAWFORDVILLE, FL 32326

2024

26-5S-02W-160-03550-A02

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	04
NEIGHBORHOOD/LOC	160.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

135 TOWER RD, PANACEA

BLD DATE	03/03/2017	MMSR	LGL DATE		
XF DATE	03/03/2017	MMSR	LAND DATE	03/03/2017	MMSR
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	58
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	10,058
SOH/AGL Deduction	4,494
ASSESSED VALUE	5,564
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,564
TOTAL JUST VALUE	10,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,058

COA PER NCOA REPORT
DC OR 1306 P 28 JOHNNY BROWN
5 YR CHK NO CHANGE
CORR ALL CODES TO VACANT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000025	DEMO	0	01/06/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1015/0246	10/19/2016	WD	Q	I	01	10,000
GRANTOR: ERTEL-RODRIQUEZ JENNI						
GRANTEE: BROWN JOHNNY E & AN						
0548/0001	7/19/2004	WD	Q	I		22,000
GRANTOR: HICKS						
GRANTEE: ERTEL						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0620	WOOD UTL B	0	0	6	8	48.00	SF	6.00	6.00	100	1998	1998	3	20	58	

LAND DESCRIPTION

TOTAL OB/XF 58

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	0			150.00	291.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 05/12/2022 BY MMLA Total Acres: 1.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 07/01/2026 BY SYS